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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



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September 11, 2008

Members of the Board of Zoning Appeals
Metro Office Building
800 2nd Avenue, South
Nashville, TN 37210

RE: Case No. 2008-085
2832 Clifton Avenue
Parcel ID: 09206034100

Dear Members:

Our records reflect that a permit was issued in March of 1967 to construct a three-unit residence. Our records further reflect that the structure has been vacant for many years and that NES records show that power was disconnected in 1999 on two units and in 2001 on the third unit. The property was zoned "R6" in 1974 which made the triplex non-conforming. The zoning was changed to "RS5" in 2006, now only allowing a single-family dwelling.

Section 17.40.650 (B) of the Zoning Codes states that when a non-conforming use has been inactive for a period of two (2) years or more it shall only be used as a use conforming to the current zoning. Therefore, this property is only eligible for a single-family dwelling.

Very Truly Yours,

Lon F. West
Zoning Administrator

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